



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Revised

Wednesday, November 20, 2019

Work Session 12:30 PM

Public Hearing 1:30 PM

200 Texas Street

City Council Conference Room 290 /

City Council Chamber 2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases>

BOARD MEMBERS:

J.R. Martinez	_____
Tony Perez, Chair	_____
Kenneth Jones	_____
Joey Dixon, Vice-Chair	_____
Keishi High	_____
Tony DiNicola	_____
Courtney Holt	_____
Steve Epstein	_____
Amanda Schulte	_____

- | | | | |
|------------|-------------------|---|---|
| I. | 12:30 P.M. | LUNCH/WORK SESSION | City Council Conference Room 290 |
| | | A. Election of Chair and Vice-Chair | |
| | | B. Review of Cases on Today's Agenda | |
| II. | 1:30 P.M. | PUBLIC HEARING | Council Chamber |
| | | A. Approval of Minutes of October 16, 2019 Hearing | _____ |



B. Translation Case

1. **BAR-19-092** Address: 1204 Hamsted Street
Owner: Francisco Fuentes by Manuel Hermosillo
Zoning: "A-5" One-Family
 - a. **VARIANCE:** allow 0 parking spaces behind the front building wall

<u>Required Parking:</u>	2 spaces
<u>Requested Parking:</u>	Zero (0) spaces
 - b. **VARIANCE:** allow 3 existing accessory structures the exceed the total square footage for the lot

<u>Maximum total square footage for lot:</u>	200 square feet
<u>Requested square feet:</u>	333 square feet
2. **BAR-19-112** Address: 3410 Avenue J
Owner: Rosa F. Escalera
Zoning: "A-5" One-Family
 - a. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.
 - b. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

<u>Allowed fence by right:</u>	5 foot open design fence
<u>Requested Fence:</u>	6 foot open design fence
 - c. **SPECIAL EXCEPTION:** permit an existing 4-foot solid fence in the front yard.
 - d. **VARIANCE:** permit an existing for a 5 foot solid fence when 4 feet is allowed by special exception, excessive by one foot

<u>Not allowed:</u>	4 foot solid fence in the front yard
<u>Requested Fence:</u>	5 foot solid fence in the front yard
3. **BAR-19-115** Address: 1832 N. Edgewood Terrace
Owner: Maria Reyna Barrios
Zoning: "A-7.5" One-Family
 - a. **SPECIAL EXCEPTION:** permit the construction of a carport in the front yard, where none are allowed.
 - b. **VARIANCE:** to allow 0 parking spaces behind the front building wall

<u>Required Parking:</u>	2 spaces
<u>Requested Parking:</u>	Zero (0) spaces



4. **BAR-19-118** Address: 1618 Belmont Avenue
Owner: Ramon Muzquiz
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit an existing residential lot with a 45-foot lot width

Required lot width: 50 feet

Requested width: 45 feet

- b. **VARIANCE:** permit an existing carport within the side yard

Required Setback: 5 foot side yard setback

Requested Setback: 0 foot side yard setback

C. Continued Cases

5. **BAR-19-106** Address: 6954 Tamarack Road
Owner: Scott Hamilton
Zoning: "A-5" One-Family

- a. **SPECIAL EXCEPTION:** permit an existing 4-foot solid wood fence in the established projected front yard

- b. **VARIANCE:** permit an existing 6-foot solid fence in the projected front yard, when 4 feet is allowed by special exception, excessive by 2 feet

Not allowed: 4 foot solid fence in the front yard

Requested Fence: 6 foot solid fence

- c. **SPECIAL EXCEPTION:** permit an existing 5-foot open design fence in the front yard.

- d. **VARIANCE:** permit a 6-foot, open design fence when 5 feet is allowed by special exception, excessive by 1 foot.

Allowed fence by right: 5 foot open design fence

Requested Fence: 6 foot open design fence

D. New Cases

6. **BAR-19-113** Address: 13108 Willow Crossing Drive
Owner: Scott L. and Betty M. Holloway by Jeremy Cozart
Zoning: "A-43" One-Family

- a. **VARIANCE:** permit the construction of a detached garage in the side-yard setback

Required Setback: 25 foot side yard setback

Requested Setback: 15 foot side yard setback



7. BAR-19-116

Address: 5825 Dennis Avenue

Owner: Eduardo Meza

Zoning: "A-5" One-Family

- a. **VARIANCE:** allow 0 parking spaces behind the front building wall

Required Parking: 2 spaces

Requested Parking: 0 spaces

8. BAR-19-117

Address: 4810 Dexter Avenue

Owner: Kurtis and Lindsey Miller

Zoning: "A-5" Single Family

- a. **VARIANCE:** permit the expansion of an existing detached garage in the side yard setback

Required setback: 5 foot setback

Requested setback: 0 foot setback

- b. **VARIANCE:** allow the construction of unconditioned storage space atop a detached garage

Maximum total square footage for lot: 200 square feet

Requested square feet: 484 square feet

9. BAR-19-119

Address: 3913 Driskell Boulevard

Owner: Combined Relocation Services, Inc.

Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a new residence within the front yard setback

Minimum front yard setback: 29 feet

Requested front yard setback: 14 feet

10. BAR-19-120

Address: 3617 Garrett Street

Owner: Sasha Veloz by Rosie Rosalez

Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the continued construction of a new residence within the front yard setback

Required front yard setback: 21 feet, 4-inch minimum

Requested front yard setback: 13 feet

11. BAR-19-121

Address: 8506 Fairway Drive

Owner: ML Construction by Lee McFaul

Zoning: "R-2" Townhouse/Cluster

- a. **VARIANCE:** the established lot pattern



Lot pattern established: Zero lot line

Requested lot pattern: 12 feet from the property line to the south

- 12. BAR-19-122** Address: 100 block N. Westview Avenue (4100 Hazelwood Blvd.)
Owner: Heidi Cox by Bruce Duncan
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of a new residence within the front yard setback

Minimum front yard setback: 25 feet minimum

Requested front yard setback: 8 feet, 4 inches

- 13. BAR-19-123** Address: 2601 6th Avenue
Owner: June Walker Lake
Zoning: "A-5" One-Family

- a. **VARIANCE:** permit the construction of detached garage expansion within the rear yard setback

Minimum Rear Yard Setback: 5 foot rear yard setback

Requested Rear Yard Setback: 0 foot rear yard setback

IV. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, November 15, 2019 at 11:00 a.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas